

**1095 OLD MILL ROAD
SAN MARINO**

DRAFT





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HOUSE: 4,962 SQFT (REST)
LOT: 28,300 SQFT (ASSESSOR)

YEAR BUILT: 1953
UPDATED: 2006

OFFERED AT: \$4,500,000

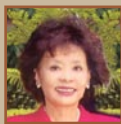
A QUINTESSENTIAL CALIFORNIA "RANCHO" TOTALLY REMODELED AND ALMOST NEW, SITUATED ON APPROXIMATELY 2/3 OF A LEVEL ACRE IN A PRIME SAN MARINO LOCATION.

THE HOME FEATURES: FOUR BEDROOMS, THREE BATHS, POWDER ROOM, LIVING ROOM WITH FIREPLACE AND WET BAR, WOOD paneled LIBRARY, COMBINATION LOGGIA/DINING AREA WITH CUSTOM GLASS FRENCH DOORS OPENING TO PRIVATE PATIO WITH FIRE PIT, STATE OF THE ART "COOKS" KITCHEN WITH PROFESSIONAL GRADE APPLIANCES, DINING AREA AND FIREPLACE, FAMILY ROOM OVERLOOKING AND OPENING TO REAR BRICK PATIO, MUD ROOM, GYM, AND DETACHED TWO CAR GARAGE WITH ROOM FOR ADDITIONAL PARKING.

THE PROFESSIONALLY LANDSCAPED FRONT AND REAR GARDENS INCLUDING POOL AND SPA, BUILT IN BRICK BARBEQUE STATION, REAR AND SIDE PATIOS, GRASSY AREA WITH CHILDREN'S PLAY STRUCTURE AND SPORTS COURT... ADD TO THE AMBIENCE AND MAKES THIS TRULY A UNIQUE AND SPECIAL RESIDENCE.

ADDITIONAL FEATURES:

- ❖ ALMOST TOTALLY REBUILT IN 2006 BY CASA BONITA DEVELOPMENT
- ❖ PROFESSIONALLY DESIGNED LANDSCAPE, FRONT AND REAR IN 2006
- ❖ 3 SEPARATE HEATING AND A/C SYSTEMS (COVERING 3 ZONES EACH)
- ❖ DUEL GLAZED WINDOWS AND DOORS.
- ❖ INTEGRATED WIRELESS COMPUTER, DATA, MUSIC AND SOUND SYSTEM
- ❖ LIMESTONE AND WALNUT PLANK FLOORING
- ❖ POST ALARM SECURITY SYSTEM



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